

# Colliers Bennett & Kahnweiler

## New Construction Professional & Medical and Office Condominiums Available For Sale

### **EXCLUSIVE OFFERING**

### **THE SEASONS PROFESSIONAL OFFICE CENTER**

129 West Rand Road  
Arlington Heights, Illinois

### **OFFERING SUMMARY**

Building:	29,303 RSF
Suites:	1,744 sq ft to 3,929 sq ft suites Can be combined for larger units, some with lofts
Sale Price:	\$235.00 per square foot
Real Estate Tax:	\$3.80
Operating (CAM):	\$2.00

### **HIGHLIGHTS**

New quality construction throughout  
Single Story building design, some units with lofts  
Great single user units with owner controlled HVAC  
Ideal for attorneys, accountants, medical/dental and professional business offices  
Quality all Brick construction with high image site design and efficient layout  
Ideal location just North of Palatine and Arlington Heights Roads on Rand Road  
Easy access to route 53 & Palatine Road  
Ample Parking, average daily traffic counts 26,900 VPD (IDOT)  
Neighborhood restaurants and shopping within walking distance

# The Seasons Professional & Medical Office Center Condominiums

## Standard Specifications

129 West Rand Road  
Arlington Heights, IL. 60004

### **General:**

1-hour fire rating drywall on all demising walls per building code  
All exterior walls (6" fiberglass) are insulated  
Insulated windows (Pella Clad) per plan.  
All perimeter walls will be taped, sanded.  
Primary entry door is a keyed, double glass entry door

### **Electrical:**

Exit and emergency lighting per code  
Standard receptacles and switches per code on exterior walls  
Electrical service panel provided within suite.

### **HVAC:**

Air Conditioning units, furnace in Mechanical room  
Digital Thermostat

### **Bathroom Plumbing / Additional fixtures (Optional & Extra)**

White Kohler fixtures – Moen Faucets  
Water heater with drain pan, relief valve and expansion tank  
All bathrooms to meet ADA/IDA code

### **Sprinkler System:**

Sprinkler System in place ready for Tenant to locate heads.

### **Fire Alarm System:**

Flow switches and shut off tampers for sprinkler system  
Smoke alarms per code

### **Please note:**

Customer is responsible for all phone, data, cable, and networking by your selected vendor.

**For More Information Contact: Lou Kahn, Vice President**



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